



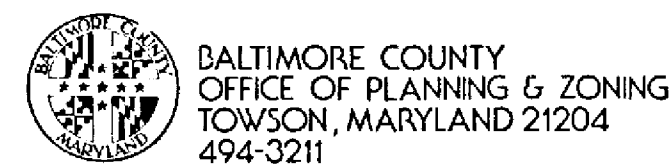


Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, a Special Exception for a service garage should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of March, 1980, that the herein Petition for Special Exception for a service garage, in accordance with the site plan dated September 26, 1979, and revised January 25, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the terms and provisions of Section 230.12.
2. No body and/or fender work shall be performed on the premises.
3. All service garage functions shall be performed within the enclosed improvements, as shown on the site plan and indicated as a one-story garage and office.
4. All offstreet parking for more than five vehicles shall be screened by an eight foot high chain link fence, with the entrance gate therefor being located at the south end of said fence, and compact planting along and for the full length of said fence bordering Selma Avenue.
5. The curb cuts existing along Southwestern Boulevard, near the northern property line, and on Selma Avenue shall be closed.
6. Any parking or storage space for more than five vehicles shall be paved with a durable and dustless surface and shall be properly and adequately drained.
7. Any lighting fixtures used to illuminate any offstreet parking area shall be located and arranged so as to reflect the light away from residential lots.
8. Any damaged or disabled motor vehicles to be stored on the premises shall be in compliance with Section 405A.
9. The service garage operation shall be limited to between the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday, and 8:00 a.m. and 1:00 p.m. on Saturdays.
10. Approval of said site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division, all to be in keeping with the restrictions provided for herein.

*[Signature]*  
Zoning Commissioner of  
Baltimore County



JOHN D. SEYFFERT  
DIRECTOR

December 5, 1979

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #82, Zoning Advisory Committee Meeting, October 23, 1979, are as follows:

Property Owner: Shawn Moran  
Location: NW/C Southwestern Blvd & Selma Avenue  
Existing Zoning: B.L.-CCC  
Proposed Zoning: Special Exception for a service garage, including auto body and fender repair  
Acres: 0.5884  
District: 13th  
Note: Previously submitted as Item 77; 1978-79

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Landscaping should be provided where possible.

This site is located in the Patapsco Drainage Area of the Basic services maps, (Map 2A).

Very truly yours,

*[Signature]*  
John L. Wimbley  
Planner III  
Current Planning and Development



James J. O'Donnell  
Secretary  
M. S. Callender  
Administrator

October 30, 1979

Mr. William E. Hammond  
Zoning Commissioner  
County Office Bldg.  
Towson, Md. 21204

Re: Z.A.C. Meeting, Oct. 23, 1979  
ITEM: 82.  
Property Owner: Shawn Moran  
Location: NW/C Southwestern Blvd. (Route 1) & Selma Ave.  
Existing Zoning: B.L.-C.C.C.  
Proposed Zoning: Special Exception for a service garage, including auto body & fender repair  
Acres: 0.5884  
District: 13th  
Note: Previously submitted as Item 77; 1978-79

Attention: Mr. N. Commodari

Dear Mr. Hammond:

The plan indicates three existing entrances from Southwestern Blvd., however, an inspection at the site revealed four entrances. The plan must note the additional entrance to be eliminated. The existing entrance to be retained, must be reduced in width to 35'.

We recommend that the existing south entrance be retained and that the parking be rearranged accordingly. It is our understanding that the entire site is to be fenced. If this is the case, then the plan must note the extent of the fence.

The entrance work must be done under permit from the State Highway Administration.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

*[Signature]*  
By: John E. Meyers

CL:JEM:vrd

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



STEPHEN E. COLLINS  
DIRECTOR

November 26, 1979

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 82 - ZAC - Meeting of October 23, 1979  
Property Owner: Shawn Moran  
Location: NW/C Southwestern Blvd. & Selma Avenue  
Existing Zoning: B.L.-C.C.C.  
Proposed Zoning: Special Exception for a service garage, including auto body and fender repair.

Acres: 0.5884  
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Note: Previously submitted and Item 77; 1978-79

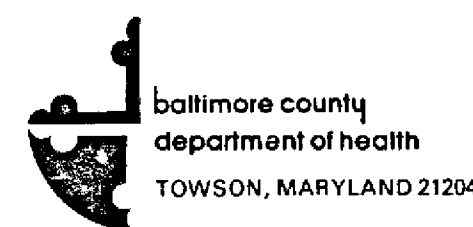
Dear Mr. Hammond:

No major traffic problems are anticipated by the requested special exception for an advertising structure.

Very truly yours,

*[Signature]*  
Michael S. Flanigan  
Traffic Engineering Associate II

MSF/mjm



DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

December 3, 1979

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #82, Zoning Advisory Committee Meeting of October 23, 1979, are as follows:

Property Owner: Shawn Moran  
Location: NW/C Southwestern Blvd. & Selma Ave.  
Existing Zoning: B.L.-C.C.C.  
Proposed Zoning: Special Exception for a service garage, including auto body & fender repair  
Acres: 0.5884  
District: 13th  
Note: Previously submitted as Item 77; 1978-79

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

*[Signature]*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JEP/fth



Paul H. Reinecke  
CHIEF

November 2, 1979

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee

Re: Property Owner Shawn Moran

Location: NW/C Southwestern Blvd. & Selma Ave.

Item No. 82 Zoning Agenda: Meeting of 10/23/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

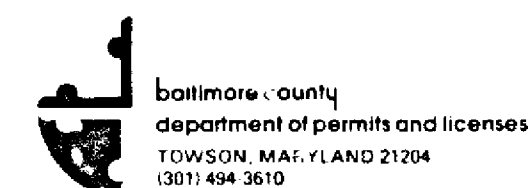
( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*  
Planning Group Fire Prevention Bureau  
Special Inspection Division



JOHN D. SEYFFERT  
DIRECTOR

October 26, 1979

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #82 Zoning Advisory Committee Meeting, October 23, 1979 are as follows:

Property Owner: Shawn Moran  
Location: NW/C Southwestern Blvd. & Selma Ave.  
Existing Zoning: B.L.-C.C.C.  
Proposed Zoning: Special Exception for a service garage, including auto body and fender repair.

Acres: 0.5884  
District: 13th  
NOTE: Previously submitted as Item 77 - 1978-79  
The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

B. A building permit shall be required before construction can begin.

X C. Additional \_\_\_\_\_ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal may be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_

I. No Comment.

X J. Comments: Provide Handicapped parking spaces. Building to comply with the Handicapped Code.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

*[Signature]*  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 31, 1979

Mr. S. Eric DiNenna  
Zoning Commissioner  
Baltimore County Office Building  
Towson, Maryland 21204

Z.A.C. Meeting of: October 23, 1979

RE: Item No: 79, 80, 81, 82, 83, 84  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

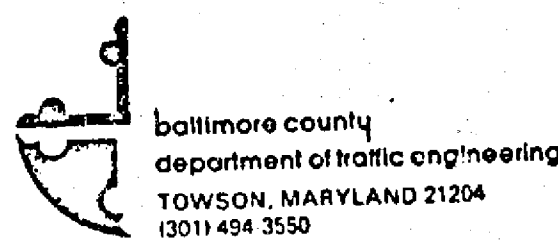
*[Signature]*  
W. Nick Petrovich,  
Field Representative

JOSEPH N. MCGOWAN, PRESIDENT  
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT  
MARCUS M. ROTHSCHILD

THOMAS H. DOYER  
MRS. LORRAINE F. CHIRCH  
ROGER B. HAYDEN

ROBERT Y. GUBEL, SUPERINTENDENT

ALVIN LORECK  
MRS. MILTON R. SMITH, JR.  
RICHARD W. TRACEY, D.V.M.



STEPHEN E. COLLINS  
DIRECTOR

March 11, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 82 - ZAC - Meeting of October 23, 1979  
Property Owner: Shawn Moran  
Location: NW/C Southwestern Blvd. & Selma Avenue  
Existing Zoning: B.L.-C.C.C.  
Proposed Zoning: Special Exception for a service garage, including auto body and fender repair.

Acres: 0.5884  
District: 13th  
Note: Previously submitted and Item 77; 1978-79

Dear Mr. Hammond:  
No major traffic problems are anticipated by the requested special exception for a service garage.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/hmd



STEPHEN E. COLLINS  
DIRECTOR

March 11, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 82 - ZAC - Meeting of October 23, 1979  
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Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/hmd



STEPHEN E. COLLINS  
DIRECTOR

March 11, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 82 - ZAC - Meeting of October 23, 1979  
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Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/hmd



STEPHEN E. COLLINS  
DIRECTOR

March 11, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 82 - ZAC - Meeting of October 23, 1979  
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Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/hmd



STEPHEN E. COLLINS  
DIRECTOR

March 11, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 82 - ZAC - Meeting of October 23, 1979  
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Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/hmd



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

July 23, 1980

John Carroll Coolahan, Esquire  
1345 Stevens Avenue  
Baltimore, Maryland 21227

RE: Petition for Special Exception  
NW/corner of Southwestern  
Boulevard and Selma Avenue -  
13th Election District  
Shawn Moran - Petitioner  
Case No. 80-181-X (Item No. 82)

Dear Mr. Coolahan:

First let me apologize for not having replied to your letter of June 3rd earlier, but circumstances beyond my control did not afford me the opportunity to review the file and notes of the hearing until just recently.

My review leads me clearly to the conclusion that I considered the towing aspects of the use to be associated with the service garage use under the granted special exception. Therefore, the restriction regarding hours of operation would be applicable.

I trust this answers your inquiry but, if not, please so advise.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/sf

cc: File

COLUMBIA OFFICE  
WALTER PARK  
Registered Surveyor  
PHONE 730-9060

TOWSON OFFICE  
HUDKINS ASSOCIATES, INC.  
Engineers, Surveyors and  
Landscape Architects

200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204  
PHONE: 828-9060

BEL AIR OFFICE  
L. GERALD WOLFF  
Landscape Architect  
PHONE 838-0888

Sept 29 1978

Description property Northwest  
Corner Selma and Southwestern  
Boulevard, Baltimore County.

Beginning for the same at a pipe set at the corner of the West side of Southwestern Boulevard and the North side of the highway entrance to Selma Avenue as shown on State Road Commission Of Maryland plat #4508, thence running westerly with the north side right-of-way line of the highway entrance (1) North 87 degrees 09 minutes 20 seconds West 76.33 feet to a pipe set at the corner of the East side of Selma Avenue and the North side of said highway entrance, thence running northerly with the East side right-of-way line of Selma Avenue (2) North 11 degrees 26 minutes 20 seconds West 251.84 feet, more or less, to a pipe now set, thence easterly for a line of division (3) South 89 degrees 11 minutes 20 seconds East 129.70 feet, more or less, to the West right-of-way line of Southwestern Boulevard as shown on said plat #4508, thence running southerly with the west right-of-way line (4) South 00 degrees 40 minutes 40 seconds West 248.81 feet to the place of beginning.

Being all of parcels 1 and 2 of that parcel of land which by deed dated Sept. 19, 1951, an agreement of lease between Walter S. LeCompte and Lida LeCompte, his wife, and the Shell Oil Company and record ed among the land records of Baltimore County in liber 2090 folio 161.



*Walter Park*

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
TO: John D. Seyffert, Director  
Office of Planning and Zoning  
FROM: Petition No. 80-181-X Item 82  
SUBJECT: February 25, 1980

Petition for Special Exception for Service Garage  
Northwest corner of Southwestern Boulevard and Selma Avenue  
Petitioner - Shawn Moran

Thirteenth District

HEARING: Tuesday, March 11, 1980 (1:30 P.M.)

A conversion of the abandoned service station to a service garage use would be appropriate here.  
If granted, it is requested that details of landscaping be approved by the Division of Current Planning and Development, with particular emphasis on screening the parking area from the cottages located on the opposite side of Selma Avenue.

*John D. Seyffert*  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab

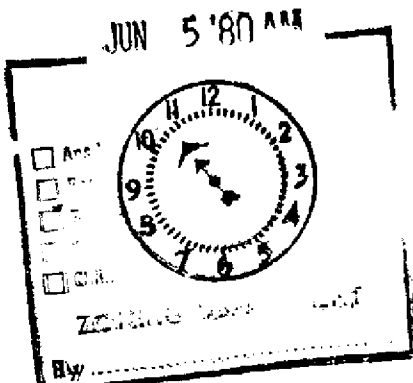


OFFICE:  
247-2445

JOHN CARROLL COOLAHAN

ATTORNEY AT LAW  
1345 STEVENS AVENUE  
BALTIMORE, MARYLAND 21227  
June 3, 1980

RESIDENCE:  
242-5924



Honorable William Hammond  
Zoning Commissioner for  
Baltimore County  
County Office Building  
Towson, Maryland 21204

re: Petition For Special Exception  
Northwest Corner of Southwestern  
Boulevard and Selma Avenue  
13th Election District  
Shawn Moran - Petitioner  
No. 80-181-X (Item No. 82)

Dear Commissioner Hammond:

On March 11, 1980 you presided at the above captioned hearing at which I represented the Petitioner. During the course of the hearing you asked the Petitioner if the service garage operation would be hampered if it were required to close at 6:00 P.M. during the week and at 1:00 P.M. on Saturdays. Mr. Moran's reply was that no, that would not hamper the garage operation; however, he did remind you that he does towing work for the AAA under contract and that upon occasions he would get tow jobs of disabled cars which would require him to bring those cars into the station area after the 6:00 P.M. closing time and after the closing time on the week-ends. He further stated that when this would happen, he would just let the cars down off the tow truck and there would be no work done on the cars until such time as the station opened on the following day.

When you rendered your decision in regards to this special exception on March 20, 1980, Section 9 of your regulations stated "the service garage operation shall be limited to between the hours of 8:00 A.M. and 6:00 P.M., Monday through Friday, and 8:00 A.M. and 1:00 P.M. on Saturdays." Your Order was totally silent as to the towing operation and we do not know now if in fact Section 9 also applies to the towing operation.

To further give you some information in regards to the operation at this location, I want to advise you that

Honorable William Hammond

-2-

June 3, 1980

Mr. Moran himself operates the towing service from that location and he is the lessee of the location. He does not do repair work or garage work. In turn, he leases the bay operation to another individual who does do auto repair work and does work on the cars that he brings in and there is some arrangement between Mr. Moran and the individual sub-leasing as far as the finances are concerned.

Would you please give me a clarification as to Section 9 of your Order so that we will know whether or not Mr. Moran's towing operation is in fact covered by Section 9 or if in fact Mr. Moran will be able to bring vehicles in after the hours of operation, which you have outlined in Section 9.

It was my belief that the towing operation was not covered by Section 9 because there was also testimony regarding the storage of vehicles within a fenced-in enclosure and there were conversations at the time of the hearing regarding the towing operation and the towing of cars and the placing of those cars that were disabled within the fenced and screened enclosure. That is why I had no problem with Section 9 originally but now I do because I don't know what your intent was.

If you desire any further information from me or my client regarding this matter please do not hesitate to contact me and I would like to hear from you regarding the clarification on this matter at your earliest convenience.

Very truly yours,

*John Carroll Coolahan*  
John Carroll Coolahan

JCC:jhc  
cc: S. Moran

PETITION FOR SPECIAL  
EXCEPTION  
13th DISTRICT

ZONING: Petition for Special Exception for Service Garage  
LOCATION: Northwest corner of Southwestern Boulevard and Selma Avenue  
DATE & TIME: Tuesday, March 11, 1980 at 1:30 P.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Service Garage including auto, body and fender repair.

All that parcel of land in the Thirteenth District of Baltimore County

beginning for the same at a pipe set at the corner of the West side of Southwestern Boulevard and the North side of the highway entrance to S-line Avenue as shown on State Road Commission of Maryland plat #408, thence running westerly with the north side right-of-way line of the highway entrance (1) North 87 degrees 06 minutes 20 seconds West 78.33 feet to a pipe set at the corner of the East side of Selma Avenue and the North side of said highway entrance, thence running northerly with the East side right-of-way line of Selma Avenue (2) North 11 degrees 58 minutes 30 seconds West 51.44 feet, more or less, to a pipe, now set, thence easterly for a "V" of division (3) South 88 degrees 11 minutes 20 seconds East 122.70 feet, more or less, to the West right-of-way line of Southwestern Boulevard as shown on said plat #408, thence running southerly with the west right-of-way line (4) South 80 degrees 40 minutes 40 seconds West 34.81 feet to the place of beginning.

Being the property of Shawn Moran, as shown on plat #408, and with the Zoning Department Hearing Date: Tuesday, March 11, 1980 at 1:30 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.

By Order of  
WILLIAM E. HAMMOND, Zoning Commissioner, of Baltimore County Feb. 21.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 21, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each of one time, ~~successive weeks~~ before the 11th day of March, 1980, the first publication appearing on the 21st day of February 1980.

THE JEFFERSONIAN

*L. L. L. L. L.*  
Manager

Cost of Advertisement, \$.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 13th Date of Posting: 2-25-80  
Posted for: SPECIAL EXCEPTION  
Petitioner: SHAWN MORAN  
Location of property: NW. COR. SOUTHWESTERN BLVD. & SELMA AVE.  
Location of Signs: SOUTHWESTERN BLVD. AND SELMA AVE.  
Remarks:  
Posted by: GARY C. FREUND Signature Date of return: 2-25-80  
Number of Signs: 2

BALTIMORE COUNTY, MARYLAND  
ZONING DEPARTMENT  
MISCELLANEOUS CASH RECEIPT

No. 86336

DATE: March 11, 1980 ACCOUNT: 01-662

AMOUNT: \$55.00

RECEIVED FROM: Southwest Towing

FOR: Advertising and Posting for Case No. 80-181-X

VALIDATION OR SIGNATURE OF CASHIER

554044

BALTIMORE COUNTY, MARYLAND

No. 83227

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE: 10-11-79 ACCOUNT: 01-662

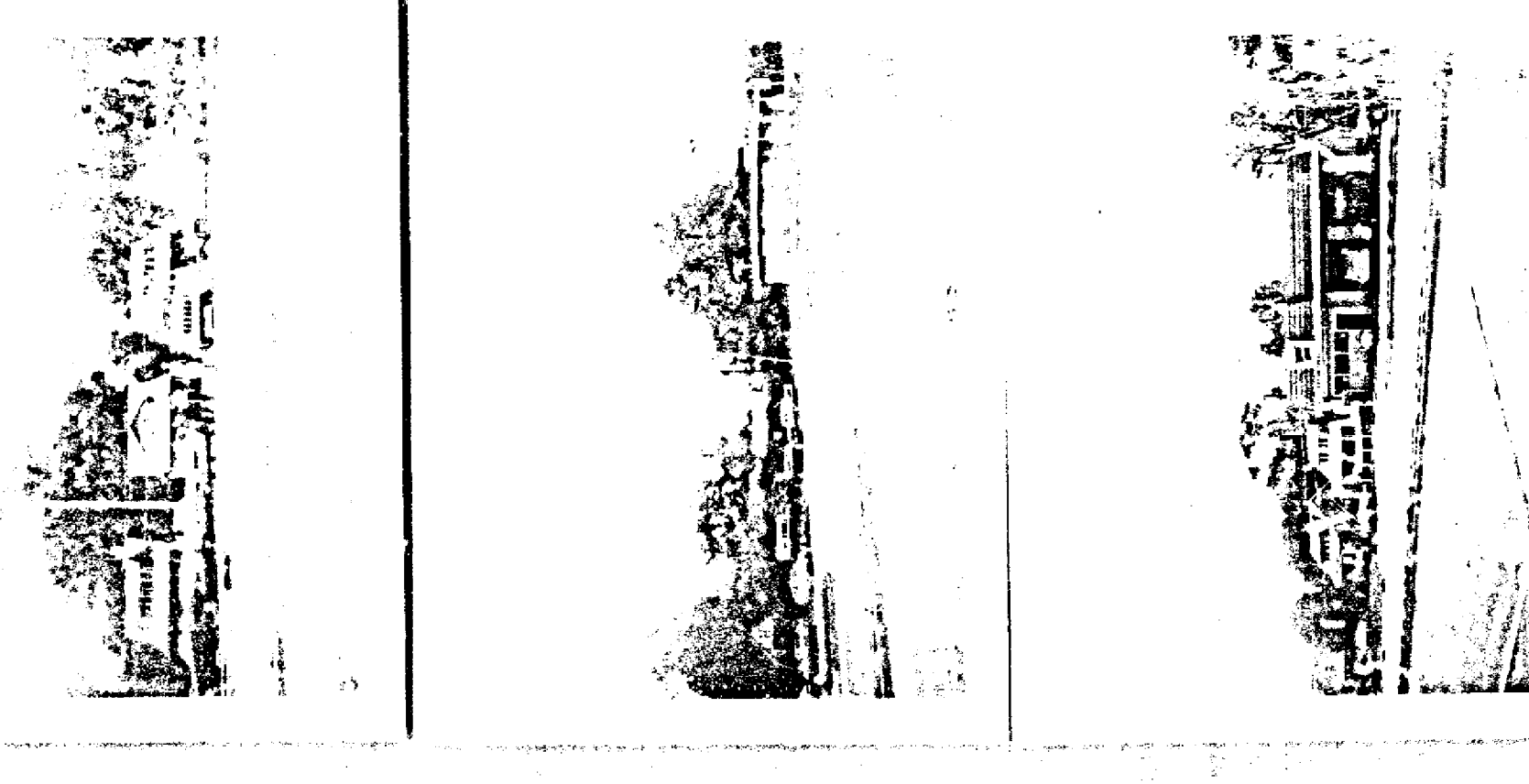
AMOUNT: \$50.00

RECEIVED FROM: Shawn Moran

FOR: Special Exception Filing Fee

VALIDATION OR SIGNATURE OF CASHIER

500044



IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS

Defendant

CERTIFICATE OF PUBLICATION OF

PETITION FOR SPECIAL EXCEPTION  
13th DISTRICT  
ZONING: Petition for Special Exception for Service Garage  
LOCATION: Northwest corner of Southwestern Boulevard and Selma Avenue  
DATE & TIME: Tuesday, March 11, 1980 at 1:30 P.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
BY ORDER OF  
WILLIAM E. HAMMOND, Zoning Commissioner, of Baltimore County Feb. 21.

THIS IS TO CERTIFY, that the annexed advertisement of

*Petition for Special Exception*

was inserted in the following:

- ☐ Catonsville Times
- ☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 21st day of February, 1980, that is to say, the same was inserted in the issues of

COLUMBIA PUBLISHING CORP.

By: *L. L. L. L. L.*

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
247-2445

WILLIAM E. HAMMOND  
Zoning Commissioner

March 20, 1980

John Carroll Coolahan, Esquire  
5420 Carville Avenue  
Baltimore, Maryland 21227

RE: Petition for Special Exception  
NW/corner of Southwestern Boulevard and Selma Avenue - 13th Election District  
Shawn Moran - Petitioner  
NO. 80-181-X (Item No. 82)

Dear Mr. Coolahan:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. Joshua Cross  
532 Selma Avenue  
Baltimore, Maryland 21227

Mr. James W. Mohler  
610 Edmondson Avenue  
Baltimore, Maryland 21228

Ms. Paula Hughes  
5524 Selma Avenue  
Baltimore, Maryland 21227

Mr. Vernon E. Murphy  
5544 Selma Avenue  
Baltimore, Maryland 21227

John W. Hession, III, Esquire  
People's Counsel

| PETITION MAPPING PROGRESS SHEET                 |          |    |  |    |           |    |         |    |           |    |
|---|----------|----|--|----|-----------|----|---------|----|-----------|----|
| FUNCTION  | Wall Map |    | Original   |    | Duplicate |    | Tracing |    | 200 Sheet |    |
|   | date     | by | date   | by | date      | by | date    | by | date      | by |
| Descriptions checked and outline plotted on map |          |    |  |    |           |    |         |    |           |    |
| Petition number added to outline                |          |    |  |    |           |    |         |    |           |    |
| Denied  |          |    |  |    |           |    |         |    |           |    |
| Granted by<br>ZC, BA, CC, CA                    |          |    |  |    |           |    |         |    |           |    |
| Reviewed by: <u>WJ</u>                          |          |    | Revised Plans:<br>Change in outline or description _____ Yes<br>_____ No |    |           |    |         |    |           |    |
| Previous case: <u>Item 77 (1978)</u>            |          |    | Map # _____  |    |           |    |         |    |           |    |

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 11th day of October, 1979.\*

Filing Fee \$ 55.00

Received: ☐ Check

☒ Cash

☐ Other

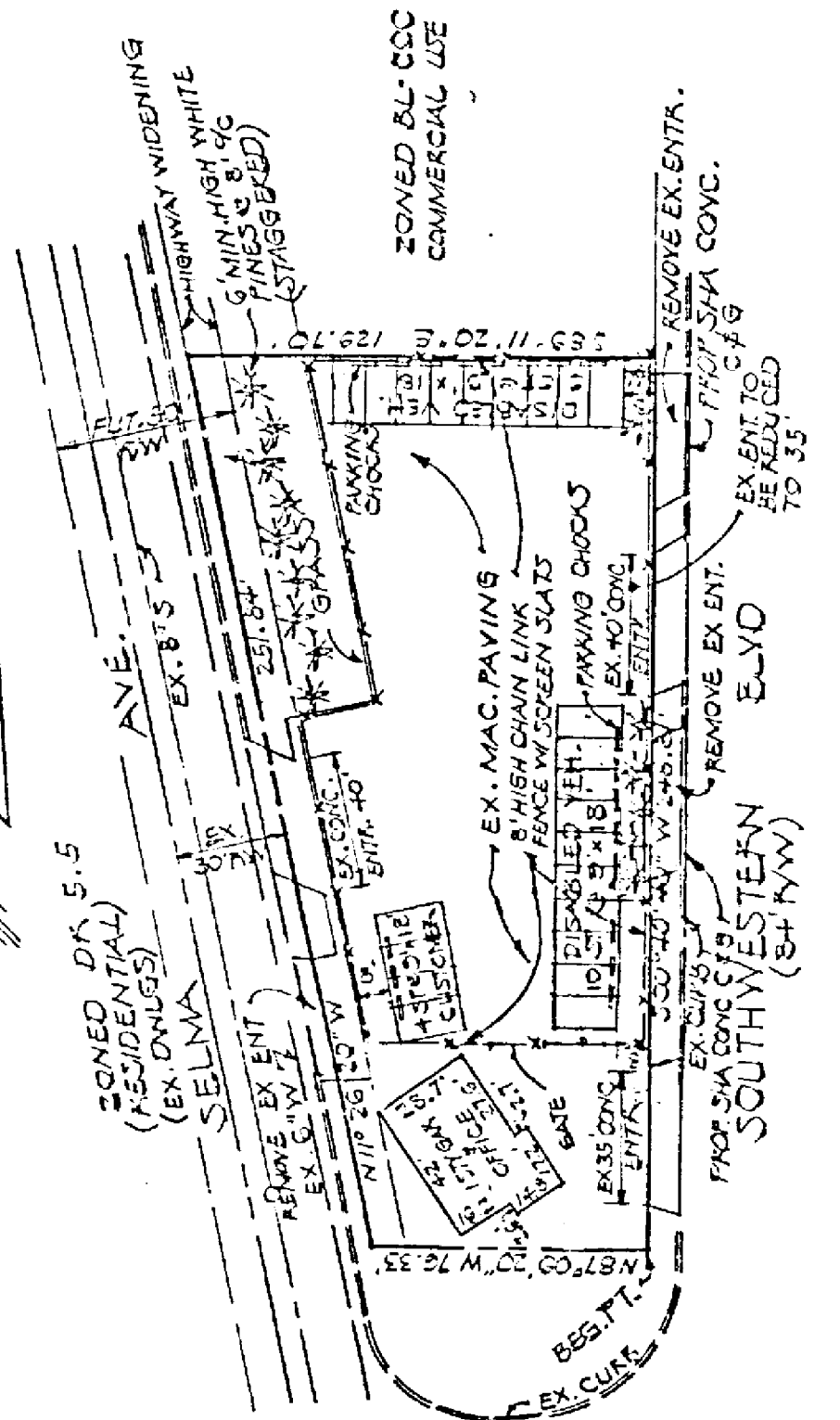
Petitioner: *Shawn Moran*

Submitted by: *William E. Hammond*

Petitioner's Attorney: *John W. Hession, III*

Reviewed by: *William E. Hammond*

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

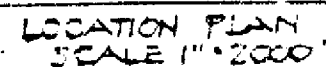


PLAN TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION FOR SERVICE GARAGE  
N.W. CORNER SOUTHWESTERN BLVD. & SELMA AVE.  
13th DISTRICT  
BALTIMORE COUNTY, MD.  
SEPT. 25, 1979  
REV. 1-25-80

ZONED DR. S-5

NOTES:  
1. ZONING: DR. S-5  
2. AREA: 0.55 AC. ±  
3. LOT USE: SERVICE GARAGE W/ AUTO STORAGE  
4. PARKING: PROVIDED AREA 11500 ± sq. ft. 5. ST. REQUIRED: 12.5 ± ST. 6. ST. PROVIDED: 12.5 ± ST. 7. ST. REMOVED: 0 ST. 8. EXISTING GAS TANKS SHALL BE REMOVED

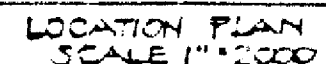
1. All uses except for signs, display areas and parking lots shall be contained within completely enclosed buildings.
2. Not more than 5 persons shall be engaged in the repair or fabrication of goods on the premises.
3. No more than 5 horsepower shall be employed in the operation of any one machine used in repair of or fabrication, and not more than 15 horsepower in the operation of all such machines.
4. Storage and display of materials, vehicles and equipment are permitted in the front yard but not more than 5 feet in front of the required front building line.
5. All service garage functions shall be performed within the enclosed improvements, as shown on the site plan and indicated as a one story garage and office.
6. No body and/or fender work shall be performed on the premises.
7. Any lighting fixtures used to illuminate any offstreet parking area shall be located and arranged so as to reflect the light away from residential lots.
8. Any damaged or disabled motor vehicles to be stored on the premises shall be in compliance with Section 405A.
9. The service garage operation shall be limited to between the hours of 8:00 a.m. and 6: p.m., Monday through Friday, and 8:00 a.m. and 1:00 p.m. on Saturdays.



1. THE STATE OF TEXAS, County of EL PASO, do hereby certify that

FEY. 1-25-50

1. All uses except for signs, display areas and parking lots shall be contained within completely enclosed buildings.
2. Not more than 5 persons shall be engaged in the repair or fabrication of goods on the premises.
3. No more than 5 horsepower shall be employed in the operation of any one machine used in repair of or fabrication, and not more than 15 horsepower in the operation of all such machines.
4. Storage and display of materials, vehicles and equipment are permitted in the front yard but not more than 5 feet in front of the required front building line.
5. All service garage functions shall be performed within the enclosed improvements, as shown on the site plan and indicated as a one story garage and office.
6. No body and/or fender work shall be performed on the premises.
7. Any lighting fixtures used to illuminate any offstreet parking area shall be located and arranged so as to reflect the light away from residential lots.
8. Any damaged or disabled motor vehicles to be stored on the premises shall be in compliance with Section 405A.
9. The service garage operation shall be limited to between the hours of 8:00 a.m. and 6: p.m., Monday through Friday, and 8:00 a.m. and 1:00 p.m. on Saturdays.

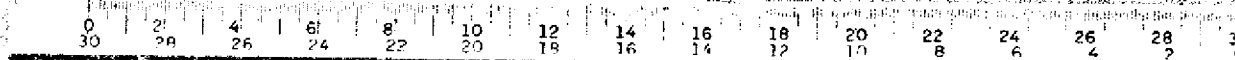


50-181 X



STENOGRAPHIC CASES WHICH SHALL BE FILED OR FORWARDED

REF. 1-25-80

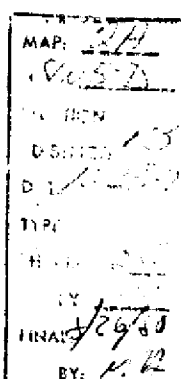




PETITION FOR ZONING RE-CLASSIFICATION  
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Shawn Moran, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an \_\_\_\_\_ zone to an \_\_\_\_\_ zone; for the following reasons:



and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Service garage including auto, body and fender repair

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Shawn Moran Legal Owner  
Address 5534 Southwestern Blvd.  
Arbutus, Maryland 21227  
Petitioner's Attorney \_\_\_\_\_  
Protestant's Attorney \_\_\_\_\_  
Address \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of January, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of March, 1980 at 1:30 o'clock P. M.

[Signature]  
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
NW corner of Southwestern Blvd. and : OF BALTIMORE COUNTY  
Selma Ave., 13th District :  
SHAWN MORAN, Petitioner : Case No. 80-181-X

ORDER TO ENTER APPEALANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III  
Peter Max Zimmerman John W. Hession, III  
Deputy People's Counsel People's Counsel for Baltimore County  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 25th day of February, 1980, a copy of the foregoing Order was mailed to Mr. Shawn Moran, 5534 Southwestern Blvd., Arbutus, Maryland 21227,

John W. Hession, III  
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Shawn Morgan  
5534 Southwestern Boulevard  
Arbutus, Maryland 21227

cc: Hudkins Assoc., Inc.  
200 E. Joppa Rd.  
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 30th day of January, 1980.

[Signature]  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Shawn Moran

Petitioner's Attorney \_\_\_\_\_ Reviewed by: Nicholas B. Commodari  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 29, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc: Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. Shawn Moran  
5534 Southwestern Boulevard  
Arbutus, Maryland 21227

RE: Item No. 82  
Petitioner-Shawn Moran  
Special Exception Petition

Dear Mr. Moran:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to legalize the existing service garage operation, which is located at the intersection of Selma Avenue and Southwestern Boulevard in the 13th Election District this Special Exception is required. In view of the fact that revised site plans were submitted that reflect the comments of the State Highway Administration and the Office of Current Planning, this petition was scheduled for a hearing date.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,  
Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:hk

cc: Hudkins Assoc., Inc.  
200 E. Joppa Rd.  
Towson, Md. 21204

Enclosures

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

December 17, 1979

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #82 (1979-1980)  
Property Owner: Shawn Moran  
N/WC Southwestern Blvd. & Selma Ave.  
Existing Zoning: B.L.-C.C.C.  
Proposed Zoning: Special Exception for a service garage, including auto body and fender repair  
Acres: 0.5884 District: 13th  
Note: Previously submitted as Item 77 (1978-1979)

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments which were supplied in conjunction with the Zoning Advisory Committee review of this property for Item 77 (1978-1979) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 82 (1979-1980).

Very truly yours,

Ellsworth N. Diver, P.E.  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Trenner  
J. Somers

G-SW Key Sheet  
15 SW 15 Pos. Sheet  
SP 5 D Topo  
108 Tax Map

Attachment

December 12, 1978

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #77 (1978-1979)  
Property Owner: Walter S. LeCompte  
N/W cor. Southwestern Blvd. & Selma Ave.  
Existing Zoning: B.L.-C.C.C.  
Proposed Zoning: Special Exception for a service garage.  
Acres: 0.5891 District: 13th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Southwestern Boulevard (U.S. 1) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road cross under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Selma Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Property Owner: Walter S. LeCompte  
Page 2  
December 12, 1978

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

A public 8-inch water main and 8-inch sanitary sewerage exist in Selma Avenue.

Very truly yours,  
(SIGNED) EDWARD A. MOUCHROUCH  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Trenner  
J. Somers

G-SW Key Sheet  
15 SW 15 Pos. Sheet  
SP 5 D Topo  
108 Tax Map

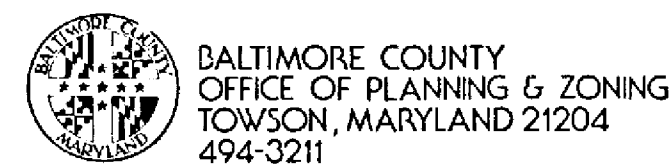


Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, a Special Exception for a service garage should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of March, 1980, that the herein Petition for Special Exception for a service garage, in accordance with the site plan dated September 26, 1979, and revised January 25, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the terms and provisions of Section 230.12.
2. No body and/or fender work shall be performed on the premises.
3. All service garage functions shall be performed within the enclosed improvements, as shown on the site plan and indicated as a one-story garage and office.
4. All offstreet parking for more than five vehicles shall be screened by an eight foot high chain link fence, with the entrance gate therefor being located at the south end of said fence, and compact planting along and for the full length of said fence bordering Selma Avenue.
5. The curb cuts existing along Southwestern Boulevard, near the northern property line, and on Selma Avenue shall be closed.
6. Any parking or storage space for more than five vehicles shall be paved with a durable and dustless surface and shall be properly and adequately drained.
7. Any lighting fixtures used to illuminate any offstreet parking area shall be located and arranged so as to reflect the light away from residential lots.
8. Any damaged or disabled motor vehicles to be stored on the premises shall be in compliance with Section 405A.
9. The service garage operation shall be limited to between the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday, and 8:00 a.m. and 1:00 p.m. on Saturdays.
10. Approval of said site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division, all to be in keeping with the restrictions provided for herein.

*[Signature]*  
Zoning Commissioner of  
Baltimore County



JOHN D. SEYFFERT  
DIRECTOR

December 5, 1979

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #82, Zoning Advisory Committee Meeting, October 23, 1979, are as follows:

Property Owner: Shawn Moran  
Location: NW/C Southwestern Blvd & Selma Avenue  
Existing Zoning: B.L.-CCC  
Proposed Zoning: Special Exception for a service garage, including auto body and fender repair  
Acres: 0.5884  
District: 13th  
Note: Previously submitted as Item 77; 1978-79

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Landscaping should be provided where possible.

This site is located in the Patapsco Drainage Area of the Basic services maps, (Map 2A).

Very truly yours,

*[Signature]*  
John L. Wimbley  
Planner III  
Current Planning and Development



James J. O'Donnell  
Secretary  
M. S. Callender  
Administrator

October 30, 1979

Mr. William E. Hammond  
Zoning Commissioner  
County Office Bldg.  
Towson, Md. 21204

Re: Z.A.C. Meeting, Oct. 23, 1979  
ITEM: 82.  
Property Owner: Shawn Moran  
Location: NW/C Southwestern Blvd. (Route 1) & Selma Ave.  
Existing Zoning: B.L.-C.C.C.  
Proposed Zoning: Special Exception for a service garage, including auto body & fender repair  
Acres: 0.5884  
District: 13th  
Note: Previously submitted as Item 77; 1978-79

Attention: Mr. N. Commodari

Dear Mr. Hammond:

The plan indicates three existing entrances from Southwestern Blvd., however, an inspection at the site revealed four entrances. The plan must note the additional entrance to be eliminated. The existing entrance to be retained, must be reduced in width to 35'.

We recommend that the existing south entrance be retained and that the parking be rearranged accordingly. It is our understanding that the entire site is to be fenced. If this is the case, then the plan must note the extent of the fence.

The entrance work must be done under permit from the State Highway Administration.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

*[Signature]*  
By: John E. Meyers

CL:JEM:vrd

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



STEPHEN E. COLLINS  
DIRECTOR

November 26, 1979

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 82 - ZAC - Meeting of October 23, 1979  
Property Owner: Shawn Moran  
Location: NW/C Southwestern Blvd. & Selma Avenue  
Existing Zoning: B.L.-C.C.C.  
Proposed Zoning: Special Exception for a service garage, including auto body and fender repair.

Acres: 0.5884  
District: 13th  
Note: Previously submitted and Item 77; 1978-79

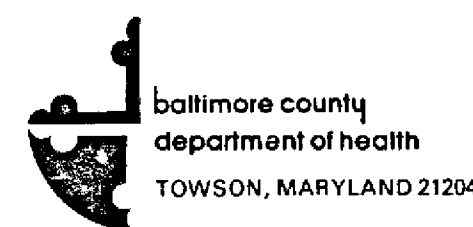
Dear Mr. Hammond:

No major traffic problems are anticipated by the requested special exception for an advertising structure.

Very truly yours,

*[Signature]*  
Michael S. Flanigan  
Traffic Engineering Associate II

MSF/mjm



DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

December 3, 1979

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #82, Zoning Advisory Committee Meeting of October 23, 1979, are as follows:

Property Owner: Shawn Moran  
Location: NW/C Southwestern Blvd. & Selma Ave.  
Existing Zoning: B.L.-C.C.C.  
Proposed Zoning: Special Exception for a service garage, including auto body & fender repair  
Acres: 0.5884  
District: 13th  
Note: Previously submitted as Item 77; 1978-79

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

*[Signature]*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JEP/fth



Paul H. Reincke  
CHIEF

November 2, 1979

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee

Re: Property Owner Shawn Moran

Location: NW/C Southwestern Blvd. & Selma Ave.

Item No. 82 Zoning Agenda: Meeting of 10/23/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

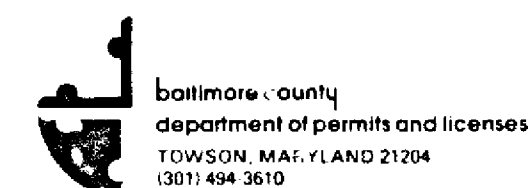
( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*  
Planning Group Fire Prevention Bureau  
Special Inspection Division



JOHN D. SEYFFERT  
DIRECTOR

October 26, 1979

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #82 Zoning Advisory Committee Meeting, October 23, 1979 are as follows:

Property Owner: Shawn Moran  
Location: NW/C Southwestern Blvd. & Selma Ave.  
Existing Zoning: B.L.-C.C.C.  
Proposed Zoning: Special Exception for a service garage, including auto body and fender repair.

Acres: 0.5884  
District: 13th  
NOTE: Previously submitted as Item 77 - 1978-79  
The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

B. A building permit shall be required before construction can begin.

X C. Additional \_\_\_\_\_ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal may be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_

I. No Comment.

X J. Comments: Provide Handicapped parking spaces. Building to comply with the Handicapped Code.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

*[Signature]*  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 31, 1979

Mr. S. Eric DiNenna  
Zoning Commissioner  
Baltimore County Office Building  
Towson, Maryland 21204

Z.A.C. Meeting of: October 23, 1979

RE: Item No: 79, 80, 81, 82, 83, 84  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

*[Signature]*  
W. Nick Petrovich,  
Field Representative

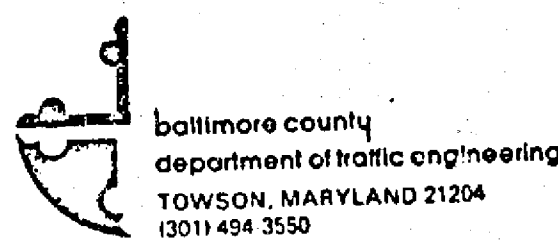
WNP/bp

JOSEPH N. MCGOWAN, PRESIDENT  
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT  
MARCUS M. ROTHSCHILD

THOMAS H. DOYER  
MRS. LORRAINE F. CHIRCUS  
ROGER B. HAYDEN

ALVIN LORECK  
MRS. MILTON R. SMITH, JR.  
RICHARD W. TRACEY, D.V.M.

ROBERT Y. GUBEL, SUPERINTENDENT



STEPHEN E. COLLINS  
DIRECTOR

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 82 - ZAC - Meeting of October 23, 1979  
Property Owner: Shawn Moran  
Location: NW/C Southwestern Blvd. & Selma Avenue  
Existing Zoning: B.L.-C.C.C.  
Proposed Zoning: Special Exception for a service garage, including auto body and fender repair.

Acres: 0.5884  
District: 13th  
Note: Previously submitted and Item 77; 1978-79

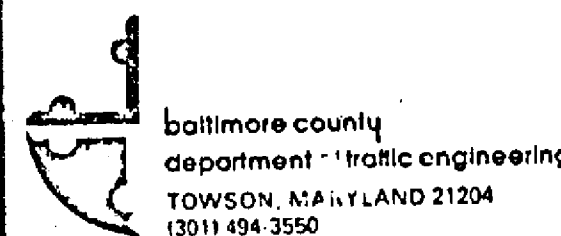
Dear Mr. Hammond:

No major traffic problems are anticipated by the requested special exception for a service garage.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/hmd



STEPHEN E. COLLINS  
DIRECTOR

March 11, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 82 - ZAC - Meeting of October 23, 1979  
Property Owner: Shawn Moran  
Location: NW/C Southwestern Blvd. & Selma Avenue  
Existing Zoning: B.L.-C.C.C.  
Proposed Zoning: Special Exception for a service garage, including auto body and fender repair.

Acres: 0.5884  
District: 13th  
Note: Previously submitted and Item 77; 1978-79

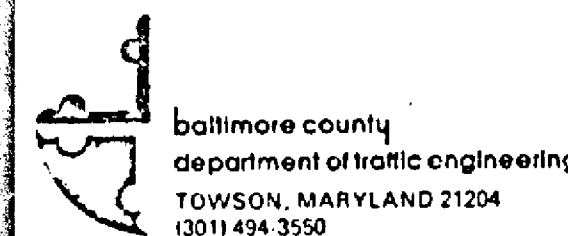
Dear Mr. Hammond:

No major traffic problems are anticipated by the requested special exception for a service garage.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/hmd



STEPHEN E. COLLINS  
DIRECTOR

March 11, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 82 - ZAC - Meeting of October 23, 1979  
Property Owner: Shawn Moran  
Location: NW/C Southwestern Blvd. & Selma Avenue  
Existing Zoning: B.L.-C.C.C.  
Proposed Zoning: Special Exception for a service garage, including auto body and fender repair.

Acres: 0.5884  
District: 13th  
Note: Previously submitted and Item 77; 1978-79

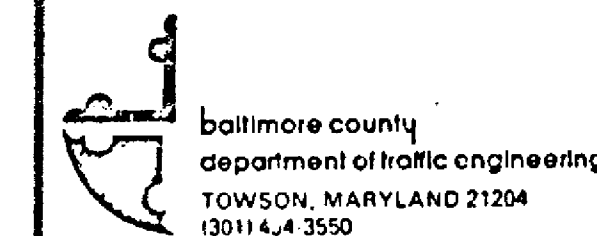
Dear Mr. Hammond:

No major traffic problems are anticipated by the requested special exception for a service garage.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/hmd



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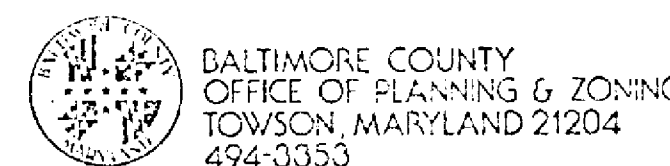
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MSF/hmd



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

July 23, 1980

John Carroll Coolahan, Esquire  
1345 Stevens Avenue  
Baltimore, Maryland 21227

RE: Petition for Special Exception  
NW/corner of Southwestern  
Boulevard and Selma Avenue -  
13th Election District  
Shawn Moran - Petitioner  
Case No. 80-181-X (Item No. 82)

Dear Mr. Coolahan:

First let me apologize for not having replied to your letter of June 3rd earlier, but circumstances beyond my control did not afford me the opportunity to review the file and notes of the hearing until just recently.

My review leads me clearly to the conclusion that I considered the towing aspects of the use to be associated with the service garage use under the granted special exception. Therefore, the restriction regarding hours of operation would be applicable.

I trust this answers your inquiry but, if not, please so advise.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/sf

cc: File ✓

COLUMBIA OFFICE  
WALTER PARK  
Registered Surveyor  
PHONE 730-9060

TOWSON OFFICE  
HUDKINS ASSOCIATES, INC.  
Engineers, Surveyors and  
Landscape Architects

200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204  
PHONE: 828-9060

BEL AIR OFFICE  
L. GERALD WOLFF  
Landscape Architect  
PHONE 838-0888

Sept 29 1978

Description property Northwest  
Corner Selma and Southwestern  
Boulevard, Baltimore County.

Beginning for the same at a pipe set at the corner of the West side of Southwestern Boulevard and the North side of the highway entrance to Selma Avenue as shown on State Road Commission Of Maryland plat #4508, thence running westerly with the north side right-of-way line of the highway entrance (1) North 87 degrees 09 minutes 20 seconds West 76.33 feet to a pipe set at the corner of the East side of Selma Avenue and the North side of said highway entrance, thence running northerly with the East side right-of-way line of Selma Avenue (2) North 11 degrees 26 minutes 20 seconds West 251.84 feet, more or less, to a pipe now set, thence easterly for a line of division (3) South 89 degrees 11 minutes 20 seconds East 129.70 feet, more or less, to the West right-of-way line of Southwestern Boulevard as shown on said plat #4508, thence running southerly with the west right-of-way line (4) South 00 degrees 40 minutes 40 seconds West 248.81 feet to the place of beginning.

Being all of parcels 1 and 2 of that parcel of land which by deed dated Sept. 19, 1951, an agreement of lease between Walter S. LeCompte and Lida LeCompte, his wife, and the Shell Oil Company and record ed among the land records of Baltimore County in liber 2090 folio 161.



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
TO: John D. Seyffert, Director  
Office of Planning and Zoning  
FROM: Petition No. 80-181-X Item 82  
SUBJECT: February 25, 1980

Petition for Special Exception for Service Garage  
Northwest corner of Southwestern Boulevard and Selma Avenue  
Petitioner - Shawn Moran

### Thirteenth District

HEARING: Tuesday, March 11, 1980 (1:30 P.M.)

A conversion of the abandoned service station to a service garage use would be appropriate here.  
If granted, it is requested that details of landscaping be approved by the Division of Current Planning and Development, with particular emphasis on screening the parking area from the cottages located on the opposite side of Selma Avenue.

*John D. Seyffert*  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab



BALTIMORE COUNTY, MARYLAND

REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE

March 14, 1980

ACCOUNT

01-662

AMOUNT

\$55.10

RECEIVED

FROM

Southwest Towing

FOR

Advertising and Posting for Case No. 80-181-X

VALIDATION OR SIGNATURE OF CASHIER

55404

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE

10-11-79

ACCOUNT

01-662

AMOUNT

\$50.00

RECEIVED

FROM

Shawn Moran

FOR

Special Exception Filing Fee

VALIDATION OR SIGNATURE OF CASHIER

50004

80-181-X

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District

13th

Date of Posting

2-25-80

Posted for

SPECIAL EXCEPTION

Petitioner

SHAWN MORAN

Location of property

NW 1/4, SOUTHWESTERN BLVD. & SELMA AVE.

Location of Signs

SOUTHWESTERN BLVD. AND SELMA AVE.

Remarks

Posted by

GARY C. FREUND

Signature

Date of return

2-25-80

Number of Signs

2

OFFICE: 247-2445

20-1252

RESIDENCE: 242-5924

JOHN CARROLL COOLAHAN

ATTORNEY AT LAW

1345 STEVENS AVENUE

BALTIMORE, MARYLAND 21227

June 3, 1980

Honorable William Hammond

Zoning Commissioner for Baltimore County

County Office Building

Towson, Maryland 21204

re: Petition For Special Exception

Northwest Corner of Southwestern Boulevard and Selma Avenue

13th Election District

Shawn Moran - Petitioner

No. 80-181-X (Item No. 82)

Dear Commissioner Hammond:

On March 11, 1980 you presided at the above captioned hearing at which I represented the Petitioner. During the course of the hearing you asked the Petitioner if the service garage operation would be hampered if it were required to close at 6:00 P.M. during the week and at 1:00 P.M. on Saturdays. Mr. Moran's reply was that no, that would not hamper the garage operation; however, he did remind you that he does towing work for the AAA under contract and that upon occasions he would get tow jobs of disabled cars which would require him to bring those cars into the station area after the 6:00 P.M. closing time and after the closing time on the week-ends. He further stated that when this would happen, he would just let the cars down off the tow truck and there would be no work done on the cars until such time as the station opened on the following day.

When you rendered your decision in regards to this special exception on March 20, 1980, Section 9 of your regulations stated "the service garage operation shall be limited to between the hours of 8:00 A.M. and 6:00 P.M., Monday through Friday, and 8:00 A.M. and 1:00 P.M. on Saturdays." Your Order was totally silent as to the towing operation and we do not know now if in fact Section 9 also applies to the towing operation.

To further give you some information in regards to the operation at this location, I want to advise you that

20-1252

Stamp: JUN 5 1980 AM

PETITION FOR SPECIAL EXCEPTION

13th DISTRICT

ZONING: Petition for Special Exception for Service Garage

LOCATION: Northwest corner of Southwestern Boulevard and Selma Avenue

DATE & TIME: Tuesday, March 11, 1980 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing for the purpose of receiving testimony and evidence in support of or in opposition to the above-captioned petition for a Special Exception for a Service Garage including auto, body and fender repair.

All that parcel of land in the Thirteenth District of Baltimore County, beginning for the same at a pipe set at the corner of the West side of Southwestern Boulevard and the North side of the highway entrance to S-line Avenue as shown on State Road Commission of Maryland plat #408, thence running westerly with the north side right-of-way line of the highway entrance (1) North 87 degrees 06 minutes 20 seconds West 78.33 feet to a pipe set at the corner of the East side of Selma Avenue and the North side of said highway entrance, thence running northerly with the East side right-of-way line of Selma Avenue (2) North 11 degrees 58 minutes 30 seconds West 51.44 feet, more or less, to a pipe now set, thence easterly for a "V" of division (3) South 88 degrees 11 minutes 20 seconds East 122.70 feet, more or less, to the West right-of-way line of Southwestern Boulevard as shown on said plat #408, thence running southerly with the west right-of-way line (4) South 80 degrees 40 minutes 40 seconds West 34.81 feet to the place of beginning.

Being the property of Shawn Moran, as shown on plat #408 filed with the Zoning Department.

Hearing Date: Tuesday, March 11, 1980 at 1:30 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.

By Order of

WILLIAM E. HAMMOND, Zoning Commissioner, of Baltimore County

Feb. 21

Honorable William Hammond -2- June 3, 1980

Mr. Moran himself operates the towing service from that location and he is the lessee of the location. He does not do repair work or garage work. In turn, he leases the bay operation to another individual who does do auto repair work and does work on the cars that he brings in and there is some arrangement between Mr. Moran and the individual sub-leasing as far as the finances are concerned.

Would you please give me a clarification as to Section 9 of your Order so that we will know whether or not Mr. Moran's towing operation is in fact covered by Section 9 or if in fact Mr. Moran will be able to bring vehicles in after the hours of operation, which you have outlined in Section 9.

It was my belief that the towing operation was not covered by Section 9 because there was also testimony regarding the storage of vehicles within a fenced-in enclosure and there were conversations at the time of the hearing regarding the towing operation and the towing of cars and the placing of those cars that were disabled within the fenced and screened enclosure. That is why I had no problem with Section 9 originally but now I do because I don't know what your intent was.

If you desire any further information from me or my client regarding this matter please do not hesitate to contact me and I would like to hear from you regarding the clarification on this matter at your earliest convenience.

Very truly yours,

John Carroll Coolahan

John Carroll Coolahan

JCC:jhc

cc: S. Moran

CERTIFICATE OF PUBLICATION

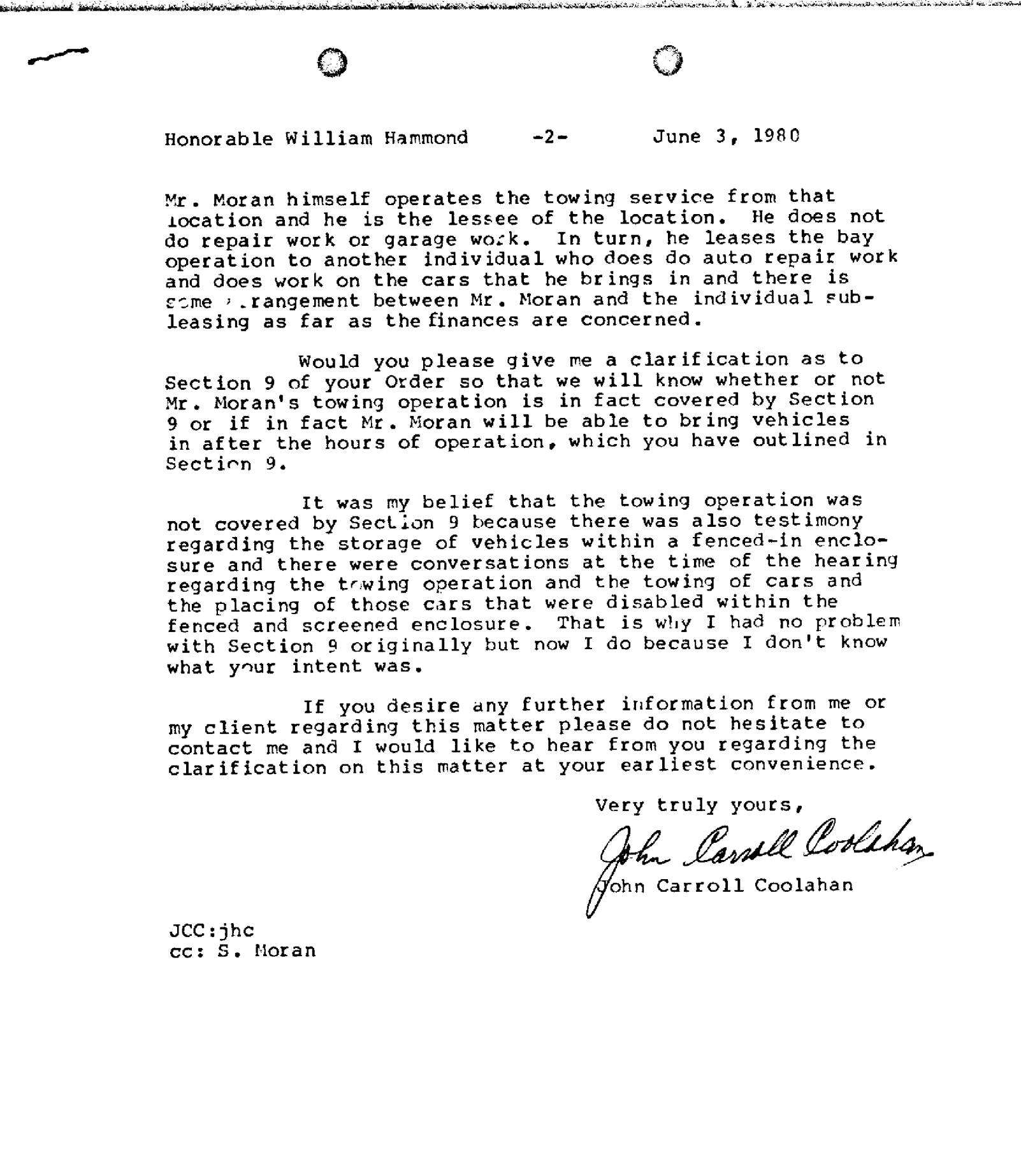
TOWSON, MD., February 21, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each of one time, ~~six consecutive weeks~~ before the 11th day of March, 1980, the first publication appearing on the 21st day of February 1980.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$.



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 242-5924

March 20, 1980

John Carroll Coolahan, Esquire 5420 Carville Avenue Baltimore, Maryland 21227

RE: Petition for Special Exception NW/corner of Southwestern Boulevard and Selma Avenue - 13th Election District Shawn Moran - Petitioner NO. 80-181-X (Item No. 82)

Dear Mr. Coolahan:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachments

cc: Mr. Joshua Cross 532 Selma Avenue Baltimore, Maryland 21227

Mr. James W. Mohler 610 Edmondson Avenue Baltimore, Maryland 21228

Ms. Paula Hughes 5524 Selma Avenue Baltimore, Maryland 21227

Mr. Vernon E. Murphy 5544 Selma Avenue Baltimore, Maryland 21227

John W. Hessian, III, Esquire People's Counsel

Office of COLUMBIA Publishing Corp. 10750 Little Patuxent Pkwy. Columbia, MD 21044

1980

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Special Exception was inserted in the following:

☐ Catonsville Times
 ☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for 1 successive weeks before the 11th day of March, 1980, that is to say, the same was inserted in the issues of 2/19/80.

COLUMBIA PUBLISHING CORP.

By: [Signature]

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff VS Defendant

CERTIFICATE OF PUBLICATION OF

PETITION MAPPING PROGRESS SHEET

| FUNCTION  | Wall Map |    | Original |    | Duplicate  |    | Tracing |    | 200 Sheet |    |
|---|----------|----|----------|----|--|----|---------|----|-----------|----|
|   | date     | by | date     | by | date   | by | date    | by | date      | by |
| Descriptions checked and outline plotted on map |          |    |          |    |  |    |         |    |           |    |
| Petition number added to outline                |          |    |          |    |  |    |         |    |           |    |
| Denied  |          |    |          |    |  |    |         |    |           |    |
| Granted by ZC, BA, CC, CA                       |          |    |          |    |  |    |         |    |           |    |
| Reviewed by: [Signature]                        |          |    |          |    | Revised Plans: Change in outline or description Yes No |    |         |    |           |    |
| Previous case: Item 77 (1978)                   |          |    |          |    | Map #  |    |         |    |           |    |

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

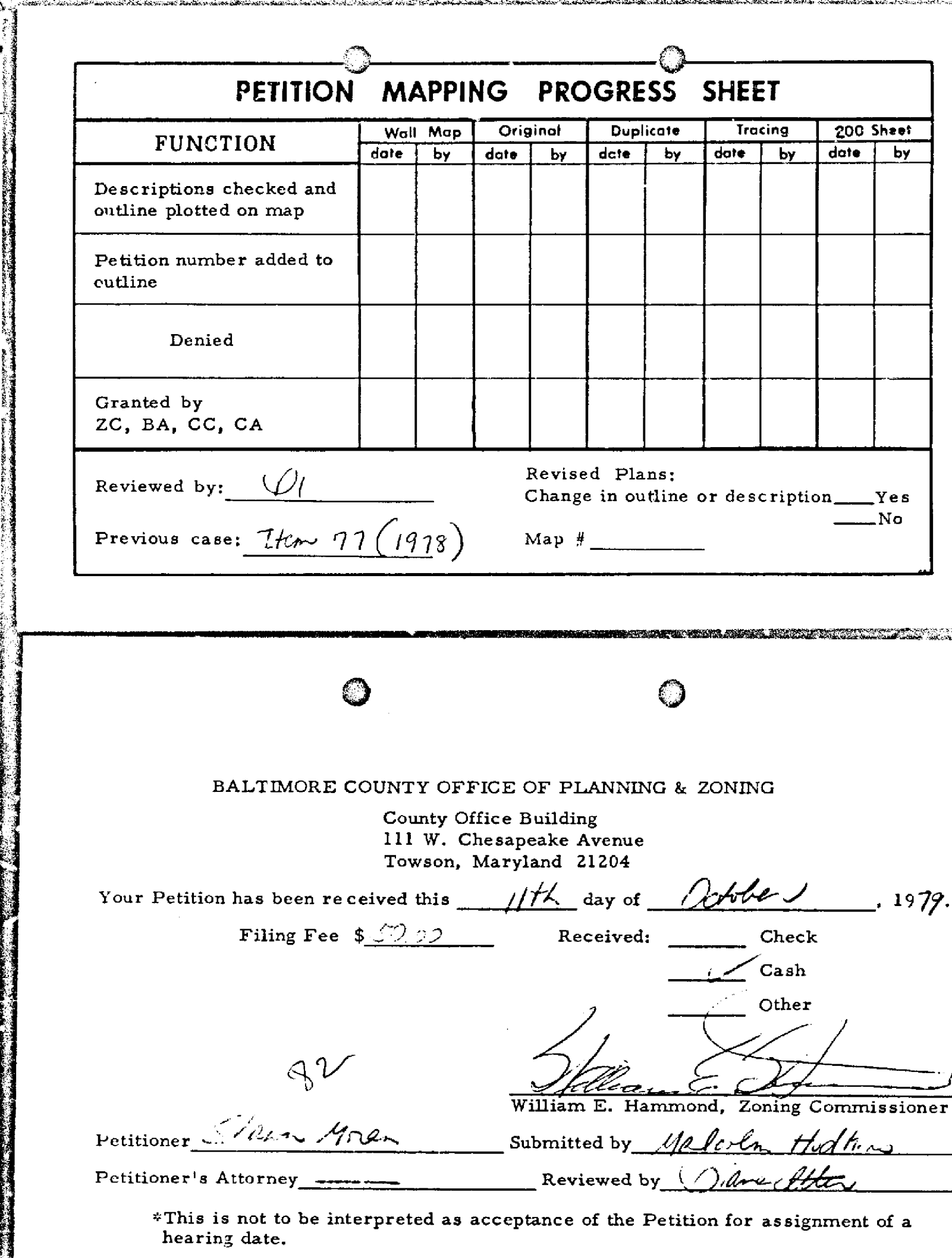
Your Petition has been received this 11th day of April, 1979.\*

Filing Fee \$50.00 Received: Check Cash Other

Petitioner Shawn Moran Submitted by William E. Hammond, Zoning Commissioner

Petitioner's Attorney Reviewed by [Signature]

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



PLAN TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION FOR SERVICE GARAGE N.W. CORNER SOUTHWESTERN BLVD. & SELMA AVE. 13th ELECTION DISTRICT BALTO. CO. MD. SCALE 1"=50' SET: 25-1079 REV. 1-25-80

